

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, December 16, 2014 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



CITY PLAN COMMISSION AGENDA

Friday, December 19, 2014

1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

A. Correspondence & Comments

B. Lunch

C. Review of Cases on Today's Agenda

D. Briefing on Lake Worth Greenprint

E. Briefing on 2015 Park, Recreation and Open Space
Master Plan

Staff & Chair

Staff

Kelley Hart / The Trust for
Public Land

Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Consent Cases (1)

1. **PP-14-055** **Angel's Crossing: 7 Residential Lots.** **ETJ—Johnson County.**

- a. Being approximately 13.31 acres in the Samuel T. Allen Survey, Abstract Number 13, Johnson County, Texas.
- b. General Location: South of FM 2738 and north of Baird's Lane.
- c. Applicant: Devereaux Collins.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. New Cases (9)

2. **Lake Worth Greenprint.** All Council Districts.

- a. Consideration of a recommendation to the City Council for adoption of Lake Worth Greenprint and to incorporate the plan into the City's Comprehensive Plan.
- b. DRC Recommends: Approval of the recommendation to the City Council.

3. **FS-14-176** **Lot 1, Block 1, Hicks Field Properties (Waiver Request).** **Council District 7.**

- a. Being a 2.50 acre tract of land situated in the Benjamin Thomas Survey, Abstract Number 1497, City of Fort Worth, Tarrant County, Texas
- b. Location: 10057 Hicks Field Road.
- c. Applicant: William A. Bailey & Richard E. Williams
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver of the required 25-foot additional right-of-way dedication for Hicks Field Road and a waiver to allow an existing rural road cross-section to remain within the Fort Worth city limits rather than constructing the road to city street standards.
- e. DRC Recommends: Denial of the waiver for the required right-of-way dedication along Hicks Field Road and recommends approval of the waiver to maintain the rural cross section along the road.

4. FS-14-184 Turtle Creek Court (Waiver Request). Council District 3.

- a. Being a Replat of Turtle Creek Court, as shown on the plat for Ridgewood, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-122, Page 76 PRTCT.
- b. General Location: South of Edgehill Road, east of Sealands Lane, west of Westridge Avenue, and north of Vickery Boulevard.
- c. Applicant: Turtle Creek Court Homeowners Association.
- d. Applicant Requests: Approval of a waiver to allow two vehicle stacking spaces at the entrance to a gated subdivision rather than the three vehicle stacking spaces required by the Subdivision Ordinance.
- e. DRC Recommends: Approval of the requested waiver.

5. VA-14-038 Vacation of a Portion of Grant Street. Council District 9.

- a. Being the remaining portion of Grant Street, within Lot 1R, Block 4, Trinity Bluff Addition, originally recorded in Volume 94, Page 368 PRTCT
- b. General Location: North of Belknap Avenue, south of Berlu Lane, east of Samuels Avenue, and west of the Burlington Northern Santa Fe Railroad.
- c. Applicant: TB Phase IV, LLC.
- d. Applicant Requests: Approval of a recommendation to the City Council to vacate the remaining portion of Grant Street.
- e. DRC Recommends: Approval of the recommendation to the City Council for the vacation of this street.

6. MT-14-001 Realignment of Future Bryant Irvin Road from Altamesa Boulevard to its Future Intersection with Sycamore School Road. ETJ/Tarrant County Future Council District 6.

- a. An amendment to the Master Thoroughfare Plan to realign future Bryant Irvin Road, a major arterial, approximately 2,000 feet west of its current alignment between Altamesa Boulevard and its future intersection with Sycamore School Road.
- b. General Location: South of Altamesa Boulevard, west of Chisolm Trail Parkway, north of the future extension of Sycamore School Road, and east of Lake Benbrook.
- c. Applicant: U.S. Trust Bank of America c/o Pamela A. Spadaro, Trustee.
- d. Applicant Requests: Approval of a recommendation to City Council for the amendment to the Master Thoroughfare Plan.
- e. DRC Recommends: Approval of the recommendation to the City Council of the Master Thoroughfare Plan Amendment.

7. MT-14-002 Removal of a Segment of Future Alliance Gateway and Addition of a Segment of Future Blue Mound Road to the Master Thoroughfare Plan. Council District 7.

- a. An amendment to the Master Thoroughfare Plan to remove the segment of Alliance Gateway (a future principal arterial) from US 287 to Hicks Avondale School Road and to add a segment extending Blue Mound Road (a future major arterial) from Willow Springs Road to Hicks Avondale School Road.
- b. General Location: South of US Highway 287 & 81, west of Willow Springs Road, north of Bonds Ranch Road, and east of Hicks Avondale School Road.
- c. Applicant: Jason Land Partners, LTD.
- d. Applicant Requests: Approval of a recommendation to the City Council for the amendment to the Master Thoroughfare Plan.
- e. DRC Recommends: Approval of the recommendation to the City Council of the Master Thoroughfare Plan Amendment.

8. PP-14-046 Wellington Addition: 1,622 Single-Family Detached Lots, 1 Elementary School Lot, 3 Multi-Family Lots, and 52 Private Open Space Lots. Council District 7.

- a. Being approximately 610.481 acres in the M.E.P. & P.R.R. Co. Survey, Abstract No. 1111 and the J. Righly Survey, Abstract No. 1268, City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of US Highway 287 & 81, west of Willow Springs Road, north of Bonds Ranch Road, and east of Hicks Avondale School Road.
- c. Applicant: Jason Land Partners, LTD.
- d. Applicant Requests: Approval of the preliminary plat conditional on City Council approval of the related MTP amendment and approval of a Subdivision Ordinance waiver to allow one block that exceeds the 1,320-foot maximum block length allowed.
- e. DRC Recommends: Approval of the preliminary plat conditional on the City Council approval of the related Master Thoroughfare Plan Amendment and approval of the waiver to allow one block that exceeds the maximum block length allowed.

9. PP-14-022 Talon Hill at Eagle Mountain: 350 Single-Family Detached Lots, 1 Commercial Lot, and 18 Private Open Space Lots. Council District 7.

- a. Being approximately 182.63 acres in the B.B.B. & C. RR Survey, Abstract Number 221, the D.C. Pace Survey, Abstract Number 1245, the G.S. Rall Survey, Abstract Number 1985, and the W.M. Robinson Survey, Abstract Number 1310, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Robertson Road and Eagle Ranch Boulevard; east of the Fort Worth city limit line; south of Stoneshire Court, Western Lakes Drive, and the Eagle Mountain Golf Course; and west of Tahoe Springs Drive and Lake Country Drive.
- c. Applicant: Bayley Yandell, Ltd.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers to allow six blocks that exceed the 1,320-foot maximum block length allowed and a waiver to allow two residential streets to intersect an arterial street at less than the minimum 600-foot interval allowed.
- e. DRC Recommends: Approval of the preliminary plat; approval of the waivers to allow six blocks that exceed the maximum block length allowed; and approval of the waiver to allow the interval between two residential streets intersecting an arterial street that does not meet the minimum interval allowed.

10. PP-14-045 Steadman Farms: 126 Single-Family Detached Lots and 6 Private Open Space Lots. Council District 7.

- a. Being approximately 44.281 acres in the Jose Chirino Survey, Abstract No. 265, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of West Caylor Road, east of North Caylor Road, south of Ashburn Way, and west of future Park Vista Boulevard.
- c. Applicant: Steadman Farms, LLC.
- d. Applicant Requests: Approval of the preliminary plat and approval of Subdivision Ordinance waivers to allow two blocks that exceed the 1,320-foot maximum block length allowed.
- e. DRC Recommends: Approval of the preliminary plat and approval of the waivers to allow two blocks that exceed the maximum block length allowed.

E. Other Matters of Business (1)

11. 2015 Park, Recreation and Open Space Master Plan. All Council Districts.

- a. Consideration of a recommendation to the City Council for adoption of the 2015 Park, Recreation and Open Space Master Plan and to incorporate the plan into the City's Comprehensive Plan.
- b. DRC Recommends: Approval of the recommendation to the City Council.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Fort Worth Council Chamber es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.